



Outline consented
development
opportunity

Land to the West of The Meadows, St. Dominick, Saltash, Cornwall, PL12 6TS

Key highlights

- Application for 14 Dwellings.
- Mixed unit scheme comprising of five open market units and five affordable and four open market self-build units.
- Planning Application PA23/00881.
- Popular East Cornwall village.
- Proximity St Mellion Estate and Cotehele House.
- Saltash is approx. 8 miles away.

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🌐 [langtownandcountry.com](https://www.langtownandcountry.com)


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Site overview

The site is being offered for a mix use development consisting of single storey and double storey dwellings in a charming village location around 8 miles from Saltash.

The site has been designed as a high-quality group of dwellings. The dwellings are elevated in local stone and traditional slate hanging. The site has had previous, expired consents.

Location

The development site is situated in the picturesque village of St Dominick, Cornwall and is walking distance to the highly regraded restaurant/pub 'The Who'd have thought it Inn'. The village also has a small Primary School, Parish Hall and Church. St Dominick is a short distance from Cotehele House (National Trust) and the St Mellion Estate which includes a hotel, two golf courses, spa, restaurants, bars and is a popular wedding venue. Saltash is the nearest larger Town with shops, commercial and retail spaces.

Planning Status

PA23/00881: Hybrid application totalling 14 dwellings, comprising a detailed consent for five open market units and five affordable units with access road and associated works and outline consent for four open market self-build units with access, scale and layout to be determined at the outline stage (appearance and landscaping for determination as reserved matters). The development will

attract CIL. Details of the process can be found on the local planning website <https://www.cornwall.gov.uk/planning-and-building-control/developer-contributions/community-infrastructure-levy-cil/>

Technical information



Method of sale

The site featured in these particulars is for sale by informal tender. All proposals for the purchase of the land shall be submitted to Matt Minett at Lang Town & Country Land and New Homes.

Viewing arrangements

The site is viewable by appointment only. Please get in touch with Matt Minett at Lang Town & Country Land and New Homes to book an appointment or if you have any questions about the site.

what3words

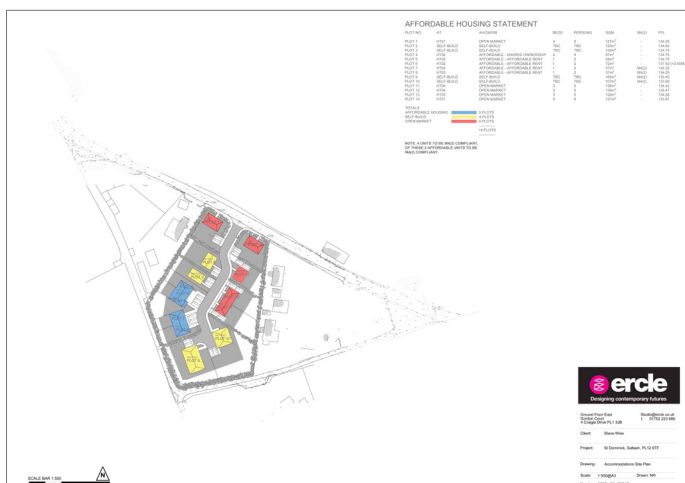
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Timings

The method of disposal is by sale and therefore the vendors are open to offers outside of an informal tender process. As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. Within any written offer, can you please outline your proposals with timings.



Site plan





Site image



Site image



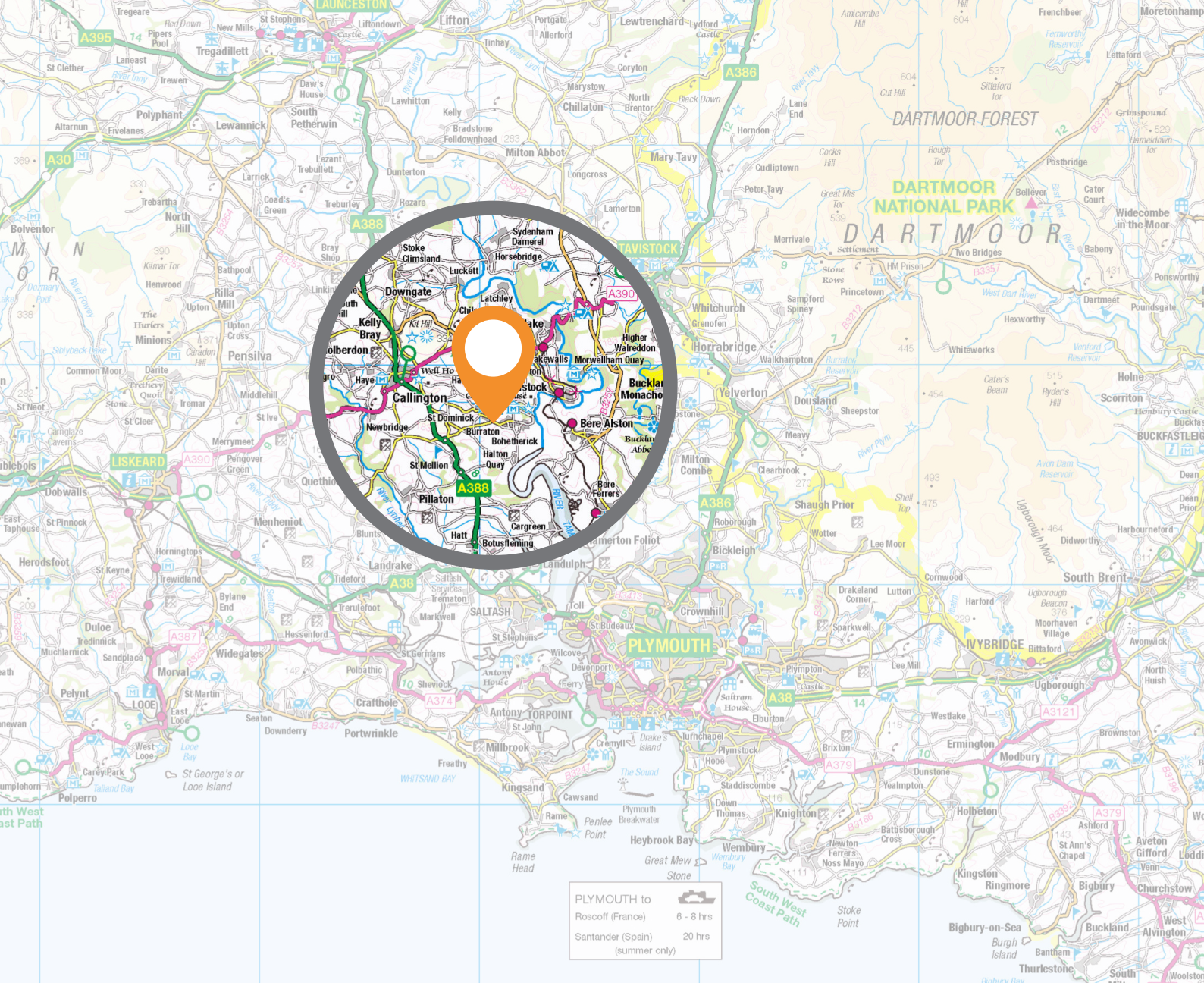
Site image



Site image



Aerial image



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For further information or to arrange a site visit, please get in touch today:



Matt Minett

Land and New Homes Manager

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✉ matthew@langtownandcountry.com

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NETWORK**

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